

WHITING STATION BOARD OF TRUSTEES OPEN MEETING MINUTES, December 19, 2023

Held in the Club House Ballroom

(Pending Board approval on January 16, 2024)

Board members present: Mickey Ribera (Pres.), Lou Ann Breaks (Vice Pres.), Bud Havens (Treas.), Barbara Hubbard (Sec.),
Trustees: Carney Siciliano (Assist. Treas.)

Initial Resident Forum Q&A:

CB (324 GAR) - Just an FYI, I called Senior Services, (as advised by the representative that gave our seminar on available services). The person handling my call said they have no information on any senior services.?

SP (638 PET) – In light of our recent neighborhood power outage this week, I would like to know if the club house has a generator that we can use during outages. *Mickey: We do not have a generator; we looked into this several years back but the concern was that it was just for our Clubhouse infrastructure and not for use by residents. There was also a concern we would need to open it up to non-residents if we were considered a shelter, but we will look into that.* SP: I would just like everyone to know that I am open to coming to your home (If you have a generator), so I can plug in my coffee, etc. *(laughter)*

RD (23 MGL) – I actually have the same question and would like to see us get a club house generator. I believe that this is very important in the event that we lose power over an extended period of time. Some people require oxygen machines, etc.. We do have a discretionary fund now, right? *Mickey: This expense would actually come from our capital Improvement fund and would likely exceed the Boards authorized spending; We would likely need a 2/3 affirmative vote to approve.*

MS (311 GAR) – I would like to know the status of the electric company painting the electrical boxes on our property? Specifically, the one on 311 Gardenia? *Carney-As mentioned during a past meeting this year, I documented the boxes that require painting and requested that 13 of the boxes be painted. I will put your box on the list and contact them again this Spring.*

JC (196 MGL) – Can Turfmasters come back to clean leaves again? The Oak Trees are just now dropping their leaves. *Barbara- I mentioned this to Turfmasters early in the season. Mickey- We are not their only customer; Unfortunately, someone has to be first and last; There is not much we can do.*

SP (638 PET) – Some Oak species do not drop their leaves until Spring, when the new shoots sprout and push the old leaves out.

MR (51 MGL) – An FYI to all- we are starting up a needle craft club. We will have all forms of needle crafts. The club will meet here at 6:30 PM, (at the club house), every other Tuesday, starting the second Tuesday after the New Year. There will be folks here to teach you different needle craft skills.

RK (69 MGL) – How much did it cost to cut down the pine trees at the end corners of the tennis/sport complex? *Mickey: It cost us about \$2800 (plus tax) for the complete work.* RK: That is a very good price.

Call-to-Order/Welcome-6:45PM, Mickey Ribera

Review of minutes from preceding open BOT meeting, (11/21/23):

Mickey filed motion to approve; Bud seconded. All approved.

Treasurer Report, Income & Expense statement:

Bud Havens
Treasurer's report & Income/Expense statement through 11/30/2023 were distributed to all trustees for review.

2023 budget - no issues, approximately \$ 20,000 under budget.

As of 11/30/2023: Total assets - \$843,838

As of 11/30/2023 all expense areas except for Trash Collection and Pool Management are under budget – Trash due to WM fee increases earlier in the year, will be under budget by the end of December by approximately \$250 due lower rates from Stanley; Pool Management

due to the lease of the pool monitoring and Chemistry control system and Pool Gas cost. Three maintenance fees were overdue in November – all three accounts are in accelerated assessment; two with liens filed, IAW our bylaws we are working with our lawyer (who is also or collection agent) to further accelerate the latter 2 assessments.

End of year report – in addition to what was discussed above:

- completed and approved a revision to the Reserve Study.
- completed the 2022 audit.
- provided financial support for the major projects for 2023.
 - the sealcoating of Petunia and Orchid and all the fingers
 - the first phase of the multi-court installation.
 - Pool House Roof Replacement.
 - Clubhouse Metal Roof repair.
- Maintained contributions to the dedicated funds,
 - Deferred Maintenance Fund contributions will save us from a special assessment for the extra cleanup from the weekend storm – as it has over the last several years for unanticipated occurrences.
 - Snow Fund contributions the have the balance at the maximum allowed by the Board (\$125,000) which has allowed some relief for the 2024 budget.
 - Depreciation Fund contributions will allow accumulation of funds for purchase of a new bus in 12-15 years.
 - Reserve Fund contributions have helped us through the repaving project and started on the sealcoating projects – setting up for the next paving project in 12-15 years and preparing for concrete curbing replacement projects.
 - Made reinvestments in these funds at higher APR rates when currently available.

Reminders for 2024:

- Coupon books have been ordered and are on the way.
- 2024 monthly Maintenance fee is \$172/mo.

TRUSTEE & COMMITTEE REPORTS

Clubhouse & Pool: Mickey for Ralph Ruggiero

A great pool season was had-

The Aquatics Vision system worked well for recording readings of the Pool chemicals as required.

- The Canopies that were installed were used regularly so that was welcomed.
- Lou Ann worked with Mickey and Bud to shop and work out the financing for much needed Pool furniture; Expecting delivery in April/May.
- The Pool itself is scheduled for a filter and pump room upgrade that should make the pool chemical use more efficient and ensure a turnover rate of water that is required.
- A, (Much needed), new roof was installed on the Pool house this year; Should be good for many years to come.

Clubhouse:

- No big Issues with the Clubhouse this year, just general Maintenance along with New emergency lights on the Ballroom ceiling and a Repair to the metal portion of the roof (the Bell Tower)

All in all, a quiet season for both the Pool and Clubhouse. We did sign a new operations contract with American pools to be our operator once again in 2024.

Multi-Game Court: Mickey Ribera

- Work is underway. Construction on Putting Green, Shuffleboard and Bocce Ball are complete; The contractor promises that the pickleball court will be complete by the time pool season opens.
- We knew that the trees on the corner edge of the court were going to be an issue, (due to continual dropping of pine needles). Cost to continually prune and clean up/ maintain these trees would have been extremely costly. In addition, one of the trees had a split trunk and was leaking sap. The board decided to have the trees removed at a cost of approximately \$2985 including tax.

Architectural Committee: Carney Siciliano

Firstly, I want to wish everyone a Happy and Blessed Holiday season.

Architectural requests from 11/22 to 12/19, we had 7 applications. 6 were approved and on one request, the work was done prior to the committee reviewing. (Guidelines should really be followed)

Architectural requests, Year to date

176 Architectural applications, 92% (162) approved. 8% (14) denied.

- All 4 basin inspections were completed and documented on file.
- We had a successful resealing program to maintain and keep our community roads in good shape.
- 8 architectural guidelines were re-written and approved by the board. (all positive)
- 13 electric generators were painted this year
- 2 guidelines needing prior approval were removed. (resealing and power washing)

Special thanks to the 2023 board and my committee team for all your support. Stuck with me for another year. (*laughter*)

Bus: Lou Ann Breaks

The bus had some wonderful trips that were well attended this year. Hopefully, we will continue next year.

- In November, the bus went into Celebrity Ford for recall work; It is now fixed.
- We had two trips to Longwood Gardens and return trips to Peddlers Village and Smithville. What a great turn out for Surf Light Theater where we saw "A Christmas Story" and had an awesome lunch. I want to thank Joan Forgione for being a dream to work with. Hopefully, we can continue to work together.

This will be my last meeting (try not to miss me too much) I would like to thank Mickey Ribera for talking me into running for the Board 2 years ago, (But I just can't, ha-ha). Carney, some places pass the torch; I am passing my keys.

I would like to thank the other Board members for their hard work and continuing effort in what

they do. You folks are the best; I am happy I got the privilege to work with you. I am going to miss those long emails and text messages (not really)

I wish you the best (you're going to miss my face) Breaks, over and out!

Covenants: Lou Anne Breaks

Nothing to report

Lawn: Barbara Hubbard

Lawn service season for 2023 is now finished.

- Due to the recent storms, we hired Turfmasters to clean our storm drains of collected leaves and debris. They also agreed to pick up any sticks or small branches that are piled neatly on the main roads. (Pick up will be after the New Year) Please take advantage of this additional service by picking up any sticks and branches left from the past two wind storms and leaving them in neat piles on your main road..
- Starting in 2024, I will also be the trustee handling the snow removal for our neighborhood. If you have any questions or concerns, you can use the same email that I have for lawn service...
lawncare.ws@gmail.com

Irrigation: Lou Anne for Bob Reeves (absent)

- We had 25 work orders in July. Two of which were relocation of heads at the owners' request.
- In August we had 10 work orders. We had the sealcoating project which resulted in the sprinklers being shut off periodically. Due to the zoning of the irrigation system, many households' sprinklers were turned off even if the sealcoating was being performed in a small area. This was necessary due to the way the system is set up. We have 9 wells throughout the community. Each well can have up to 20 zones assigned to it. The system does not allow one individual zone to be shut down. If one zone is shut down, the rest of the zones (on that well) are also shut down. We apologize for the inconvenience.

- In September we had 14 work orders which have been all completed. Wells #1, #8 and #9 were struck by lightning. Wells 8 and 9 were fixed in a timely manner. However, well 1 involved a licensed electrician, JCP&L, town permits and inspections. The process to fix took several weeks to complete. Cost to repair all three wells was approximately \$20,000. Fortunately, all costs of repair were covered by our insurance (minus the \$1000 deductible).
- Our contract with Jersey Shore will end this season. After careful review and discussions with the contractors, the Board decided to sign with A&R Landscaping for 2024 services.
- On November 14th, the wells/ irrigation was shut down for the season.

Manchester Coordinating Council Meetings

Lou Anne for Bob Reeves (absent)

Several months out of the year, a meeting is held called the Manchester Coordinating Council Meeting. Normally held on the 4th Monday of the month, (Crestwood Vil. 5 Club House on School Rd). Each surrounding 55+ community sends a representative to attend. Various topics of interest are discussed. A guest speaker or two may also be on the agenda. Representatives from the Mayor's office, elected officials and Township staff also attend. These meetings are very informative. Currently, I am the sole representative for Whiting Station. We are looking for an alternative to assist me when I cannot make it. That representative would be required to take notes of all important matters and then submit a report to Maggie Knapik to include in our Whiting Express paper. (Only when I cannot attend). I will be away for the month of January and will be unable to attend the January 22nd meeting. Anyone interested please let Mickey know. Also, any member of the public is welcome to attend as well.

Residence Club: Deb Cassens

I want to thank everyone who has attended every event this year.

- Kevin's Kids was a huge hit; we cleaned out the box twice.
- Our Holiday party was wonderful; Food was terrific, music was great.
- 1/6/24: Undecorating party @ 9:00 AM, bagels and coffee served. (see Express)
- 1/27/24: Painting party @ 1:00 (in Express)
- 2/14/24: Soup luncheon (see Express)
- We found a new resident that will train for Thursday Bingo. First Thursday Bingo well be in February.

Merry Christmas and Happy New Year!

Unfinished Business: Mickey Ribera

Update on proposal for restricting corporate entities from purchasing homes as well as rental restrictions.

- Town Hall on Dec 11th was well attended.
- I recommend that the new Board continue pursuit of this proposed amendment.
- Barbara Hubbard is coordinating a team of volunteers that will go door-to-door to explain proposed amendments and ask for feedback on (1) recommended cap on rentals and (2) proposed year limit for heirs/children to rent parent's home after deceased.
- Barbara will be contact person for this project.

Barbara: I still need volunteer coverage for Petunia, please help. I will have a quick meeting and provide a typed-up summary as a talking reference and to ask residents for feedback (#1 and #2 above)

Review of minutes from Oct. 2nd Annual Board Meeting: Mickey Ribera

The Board had a chance to review minutes. Mickey filed motion to approve the minutes of Annual Meeting. Lou Anne seconded, all approved.

New Business:

Discussion and Vote on Prior Pine Tree Removal next to Multi-Game Court- Mickey R.

Due to a sense of urgency and necessity, the Board removed the Pine Trees on the corners of the Multi-Game Court at a cost of \$2985 including tax. Mickey filed a motion to approve

the cost to remove the Pine trees on the corners of the multi-game court. Barbara seconded, all approved.

Final Thoughts and Thank You's:

Mickey Ribera and Barbara Hubbard

Mickey:

"There are a couple of folks who are leaving the Board this year "Retiring" and well deserved! With that, the Board thinks it fitting to recognize all that you two have done not for the Board but for the community!! First is Lou Ann Breaks who just completed her second run as a Trustee and Our Vice President. Lou Ann has been my go-to gal and not just mine but anyone who needed something done, Lou Ann jumped right in and got it done!!! I asked her to come out of retirement this time and she did not hesitate!! I hope she forgives me!! Thank you Lou Ann!!! The second is Bud Havens, I can't begin to tell everyone what a pleasure it was to serve with Bud. As good as everyone thinks Bud is, I would like to say he is even better than that!! He is someone I relied on for mentoring and I'll always be grateful for his patience and understanding even when we disagreed which was rare. Thank You Bud!! Barb, do you have something for Lou Ann and Bud?"

Barbara:

"Yes Mickey, I'd like to say a few words. I am not a poet and I am not a comedian, so what I have to say is straight from the heart....

I will start with Bud-

When I first met Bud and saw the Treasury reports that he provided for our community, I just assumed that he had a career in either accounting or banking. Later, I was very surprised to find out that this was not the case. Bud actually worked in a nuclear power plant for a greater part of his life and in the Navy. Bud had very little knowledge of accounting or Treasurer responsibilities when he agreed to take this responsibility on. He spent many hours of his time learning how to summarize, analyze and report financial transactions. This,

by no means, is no easy subject; I actually ruined my GPA taking accounting in college. If you have ever read Bud's financial documents, you understand what I am trying to say. The documents and programs that Bud has created for us are exceptional and intricate; they undoubtedly took many, many hours to create. His work and extra efforts have put us in a very safe and secure financial situation and his programs that he created will be used by future Whiting Station Treasurers for years to come. We cannot thank Bud enough for the years of devotion he has given Whiting Station. Bud began serving as the Whiting Station Board Treasurer in the year 2019 and has been serving as Treasurer ever since. His knowledge of Board serving protocol and his gracious and calm demeanor are a blessing for us all, especially during our high energy work meetings. Bless you Bud- and thank you. ...And now I am going to talk a little about Lou Anne-

Lou Anne has been a staple of the Whiting Station HOA board, of the Resident Club and of the neighborhood for many years. Her approach to tasks is more vocal. Lou Anne takes on responsibility like a long shore man. She is direct, she gets it done and moves on. Lou Anne does so much for this community that it is not important to pay attention to every minor and unnecessary detail. The magnitude of Lou Anne's contributions speak for themselves. Besides taking care of her own personal life responsibilities and family obligations, Lou Anne handles a multitude of necessary community tasks. As Vice President of the board this year, she spent her time researching and purchasing the community bus and Poolside furniture, all while she also handled the extremely stressful and time-consuming responsibility of heading up the neighborhood covenants committee. This task is extremely time consuming and ever so emotionally draining. And that's not all, Lou Anne is always a presence and volunteer in neighborhood fun functions. She has given our neighborhood the Lobster Truck, Ice Cream Truck and many Bus Trips. Lou Anne also

assists in Resident Club functions when time allows. Finally, and (I personally feel most importantly), Lou Anne is a staple and glue that helps her fellow neighbors. She has a regular schedule for taking her neighbors on errands for those who cannot drive and she is the first person to wish someone a Happy Birthday or a Condolence. It is safe to say that Lou Anne provides the heart and care of this community. Lou Anne served on the board as Secretary in 2012, 2013. She again joined the board as Secretary in 2022 and as Vice President this year. Lou Anne is the heart and soul of this community. Bless you Lou Anne and Thank you!”

Mickey- One more person I would like to recognize who will not be on next year's BOT is Bob Reeves. Even though Bob was only a part of the BOT for a short while he made major contributions and we are all better off for Bob having been on the Board. I don't want to say Bob is retiring because well ya never know..... To paraphrase Michael Corleone ... just when ya think you're out, they pull you back in! Good Luck to Bob and Diane enjoying some time off!

Q&A from Residents-

RD (23 MGL): I just want a standing ovation for this board; I have never seen such great communication. especially this week after the storm. We had a crisis and you guys were right on it, thank you!, (*clapping*)

LB (308 GAR): I have a question for Russ, how is Connie? *Russ: She is doing well.*

Meeting was adjourned at 7:32 PM.

Next meeting, Open Forum, Jan. 16 “Live in Ballroom Only”

*Respectfully submitted,
Barbara Hubbard, Secretary*